



Matching Totals on CD and Settlement Statements

AIM+ FAQ

What should I do when the Buyer and Seller Totals at the bottom of the Closing Disclosure do not match the totals at the bottom of the ALTA Combined Settlement Statement?

In general, there are two common causes for this; either a carry-over line is not displaying correctly, with the buyer or seller amount missing from the Settlement Statement, or most commonly – the Premium Adjustment is incorrect or missing on the CD.

How do I fix this?

Complete these steps:

1. From the *Title Insurance* screen, go to **Closing**, and then open the **Title Insurance** line.
2. Select the *Owner's Policy* tab to open.
3. With the *Owner's Policy* tab open, locate and select the **Enter a Title Insurance Premium Adjustment** check box. If a Premium Adjustment is required, then AIM+ will automatically calculate the amount and insert it on lines 238/538

Title Insurance - Line 1108

Closing(HCCDTest) : Closing Costs
Title Insurance

Premium Adjustment Lines 238/538 will be added on Save & Exit.

Line Number: 1110-1, Underwriter: Stewart Title Guaranty Company, Agent: 999997, Policy Coverage Type: Basic Policy

Sales Price: \$400,000.00, Form Name: , Policy:

Liability Amount: \$400,000.00, Additional Liability: \$0.00, Endorsement Liability: \$0.00, Total Liability: \$400,000.00, Years: 0

[Show Prior Policy Discount Calculation](#)

Owner Premium Amounts

Disclosure Premium: \$275.00	Disclosure Buyer Amount: \$0.00	Disclosure Seller Amount: \$275.00	<input type="checkbox"/> Show Disclosure Premium on Settlement Statements
Premium: \$2,144.00	Premium Buyer Amount: \$0.00	Premium Seller Amount: \$2,144.00	Risk Rate: \$2,144.00
Endorsement Premium: \$0.00	Endorsement Buyer Amount: \$0.00	Endorsement Seller Amount: \$0.00	Endorsement Risk Rate: \$0.00
Total Disclosure Premium: \$275.00	Total Disclosure Buyer Amount: \$0.00	Total Disclosure Seller Amount: \$275.00	
Total Premium: \$2,144.00	Total Premium Buyer Amount: \$0.00	Total Premium Seller Amount: \$2,144.00	

Payee Code: pic, Payee Name: PIC Support Company

CD Paid to Type: Third Party Provider

POC Amount: , POC By:

☒ Enter a Title Insurance Premium Adjustment on line 238 in Section L: Adjustments and on line 538 in Section N: Due from Seller at Closing.

Save & Exit, Cancel

4. When finished, preview the CD and Settlement Statements. Do the totals match?
 - If yes, you are finished.
 - If no, then look for the carry-over lines, such as the tax proration lines to verify those lines are showing on both the buyer and seller sides of the CD and Settlement Statement. It is common that it is missing from one side of the Settlement Statement.



- If missing from one side of the Settlement Statement then, open the line from the Closing screen and deselect the **Carry Over** check box.

- When finished, click **Save & Exit**. Open the line again, recheck the **Carry Over** checkbox and click **Save & Exit**.
- Finally, preview the CD and Settlement Statements once more to verify the totals now match. If the totals still do not match, then contact the Agency Support Center at (844) 835-1200 or customercare@stewart.com.